



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/5445/2016 - 1

Dated: 29.01.2018

To
The Commissioner
Kundrathur Panchayat Union
@ Padappai - 601 301
Kancheepuram District.
Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Laying out of house sites in S.Nos. 217/2B and 218/1A, 1B, 2 & 3 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2016/000249 dated 24.03.2016, *and reminder dt 13.06*
 2. This office letter even No. dated 13.04.2016 addressed to the C.E., WRD, Chennai Region (PWD), Chepauk, Chennai-5.
 3. This office letter even No. dated 13.06.2016 addressed to the applicant and reminder to the C.E., WRD, Chennai Region (PWD), Chepauk, Chennai-5.
 4. Applicant letter dated 23.09.2016.
 5. This office letter even No. dated 06.10.2016 addressed to the applicant.
 6. Letter No.T1/4950/CMDA/2016 dated 30.09.2016 received on 30.01.2017 from the C.E., WRD, Chennai Region (PWD).
 7. Applicant letter dated 21.04.2017.
 8. This office DC Advice letter even No. dated 03.08.2017 addressed to the applicant.
 9. Applicant letter dated 08.08.2017 enclosing receipt of payments.
 10. This office letter even No.-1 dated 16.08.2017 addressed to the Commissioner, Kundrathur Panchayat Union @ Padappai.
 11. This office letter even No.-2 dated 16.08.2017 addressed to the applicant.
 12. The Commissioner, Kundrathur Panchayat Union @ Padappai letter Rc.No.4153/2017/A3 dated 15.11.2017 enclosing the Gift Deed for Road registered as Document No.5814/2017 dated 01.11.2017 @ SRO, Padappai.
 13. Applicant letters dated 04.12.2017
 14. This office letter even No. dated 06.12.2017 addressed to the applicant.
 15. Applicant letters dated 05.01.2018.
 16. G.O.No.112, H&UD Department dated 22.06.2017.
 17. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites in S.Nos. 217/2B and 218/1A, 1B, 2 & 3 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the



development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted the following charges / fees in the reference 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 38,500/-	B-00785 dated 24.03.2016
Development charge	Rs. 80,000/-	
Layout Preparation charges	Rs. 25,000/-	B-005277 dated 08.08.2017
Contribution to Flag Day Fund	Rs. 500/-	0665686 to 0665690 dated 08.08.2017

4. The approved plan is numbered as **PPD/LO. No. 06/2018**. Three copies of layout plan and planning permit **No.11537** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated by PWD in the reference 6th cited before sanctioning the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 16th & 17th cited.

Yours faithfully,

for MEMBER SECRETARY

- Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the Layout plan since the same is registered).

Copy to: 1. Thiru V.Ramasamy & ²others,
No.2, Sarangapani Street
T.Nagar, Chennai-600 017.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Chief Engineer,
WRD, Chennai Region (PWD)
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan).